



Energy Savings Performance Contracting

Saving Facility Resources

Case Study



Othello Community Hospital - Lighting and HVAC Improvements



Project Description:

This project provided lighting retrofits, space heating systems, air filtration retrofits, and energy management systems. It included the replacement of T-12 lamps and magnetic ballasts with new T-8 lamps and electronic ballasts; replaced the boiler, domestic hot water tank which changed the natural gas rate schedule, and included upgrades to a Strion Air filtration, and a DDC facility management system.

Project Completion Date: November, 2005

Project Cost: \$643,395

Project Number: 2002-537 (1-1) G

Annual Energy Project Savings:

Electrical	\$19,486	kWh	334,762
Natural Gas	\$22,183	Therms	28,660
Fuel			
Water		Gallons	
Maintenance	\$1,022		

Total Avoided Costs:

Guaranteed	\$40,477	Verified	\$51,433
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Funding Sources:

Loans:	\$0
Utility Incentives:	\$111,180
Other:	\$525,215

Project Managers:

Client Contact Information:

Harold Geller,
Administrator
Othello Community Hospital
(509) 488-2636

General Administration's Contact:

Kirsten Wilson, P.E.
Energy Engineer
Department of General Administration
(509) 533-8282

Energy Service Company's Contact:

Mark Traub, P.E.
Project Manager
Johnson Controls
(425) 398-6963

Highlights:

"We are extremely pleased with the results of this project and the energy savings generated. We sincerely appreciate the opportunity to work with Othello Community Hospital on this project".

Johnson Controls
Monitoring and Verification Report

Emission Reductions:

Annual Reduction in CO2:

628,926 pounds per year

Annual CO2 Reduction Represents:

**Removing 42 Cars from the road, or
Planting 86 acres of trees, or
Powering 25 Homes**

Monitoring & verification report details

- JCI's measurement and verification process utilized a one-time and periodic measurements of the key performance variables to verify energy savings.

Outcome:

- Overall savings exceeds projects by 27%.
- As part of the decreased electrical usage associated with the lighting retrofit, Othello Community Hospital should receive an additional \$420 a year from Avista Corporation.

Analysis:

- Reduced facilities requirements for budget increases associated with equipment repair and maintenance.
- Enhanced facilities maintenance departments ability to maintain comfort efficiently and diagnose building and system problems quickly.

For more information: email GAEnergyTeam@ga.wa.gov
Visit our web site at <http://www.ga.wa.gov/EAS/epc/espc.htm>